

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 9, 2009

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

GPA-34600 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: THE LAKES LUTHERAN CHURCH - Request to Amend a portion of the Southwest Sector Plan of the General Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 1.12 acres at 8200 West Sahara Avenue (a portion of APN 163-04-408-003), Ward 2 (Wolfson)

C.C.: 08/05/2009

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

3

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

0

RECOMMENDATION:

APPROVAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Support Postcard
7. Submitted after Final Agenda – Protest Postcards

Motion made by RICHARD TRUESDELL to Approve

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1
MICHAEL E. BUCKLEY, VICKI QUINN, BYRON GOYNES, GLENN TROWBRIDGE,
RICHARD TRUESDELL, STEVEN EVANS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-KEEN ELLSWORTH)

Minutes:

CHAIR TROWBRIDGE declared the Public Hearing open for Items 22-28.

DOUG RANKIN, Planning and Development, summarized the applicant's request, in which the goal is to create uniformity across the entire subject three acres. Staff recommended approval as it will eliminate the split General Plan land use designation and will be in compliance with other land uses. Staff recommended approval, with the exception of the request Variance and Site

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Development Plan Review, as the applicant created a self-imposed hardship. The site is overbuilt creating a deficiency in parking, fragmented and does not maximize efficient use of the site.

ATTORNEY CHRIS KAEMPFER, 3800 Howard Hughes Parkway, appeared on behalf of the applicant, who could not attend due to his father being extremely ill. Being a member of the church, he was very familiar with the zoning, parking and land uses. ATTORNEY KAEMPFER showed diagrams of the site while explaining some of the landscaping will be replaced by additional parking spaces with a new main entrance to the church. There is a maximum of 90 vehicles on site during Sunday services held at 10:30 a.m., and the childcare facility is open Monday through Friday from 6:00 a.m. to 6:30 p.m., so there is no conflict with parking. There is sufficient parking for the senior housing component, as it is a fact that the number of visitors is very limited. He accepted all conditions and respectfully requested approval on all applications.

TODD FARLOW liked the proposal and desired to see a garden area for the senior citizens. He agreed that parking would suffice as many of these facilities lack visitors and lots are vacant. ATTORNEY KAEMPFER indicated there is an open area on site that is available for the seniors and is situated 120 feet from residential property lines.

JUANITA CLARK appeared on behalf of the Charleston Neighborhood Preservation Committee and spoke in support of all applications and improvements.

Having family members in an assisted living facility, both COMMISSIONERS QUINN and EVANS were in full support of the project. They, along with COMMISSIONER BUCKLEY, agreed that parking was sufficient and thanked the applicant for their work. COMMISSIONER QUINN hoped the applicant would keep the price range at a minimum to accommodate the senior citizens.

COMMISSIONER BUCKLEY questioned the possibility of an additional entrance, as he recognized the amount of traffic entering/exiting during prime times of the day. ATTORNEY KAEMPFER explained to the Commission that the crash gate on Cimarron Road is required by the City and is too close to the intersection to be a driveway. He suggested that the members would be advised as to where the areas for public parking and the residential parking are located.

CHAIR TROWBRIDGE declared the Public Hearing closed for Items 22-28.